

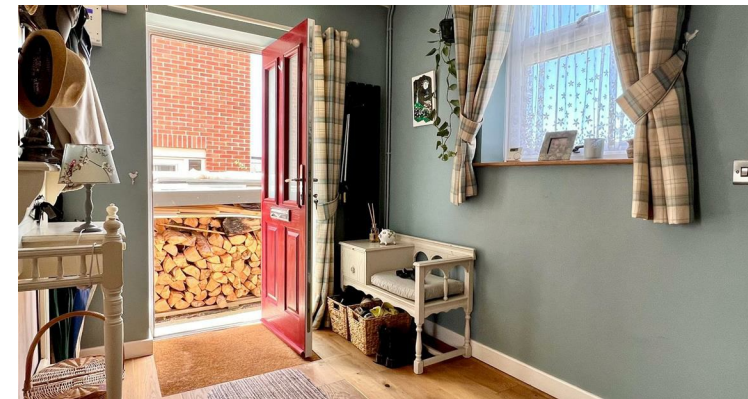
GROUND FLOOR

1ST FLOOR



4 DUNNS CLOSE, WRAFTON

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Superbly Presented 3 Bedroom Semi Det Family

Guide Price

£387,000

4 Dunns Close, Wrafton, Braunton, EX33 2DG

- 3 Bed Semi Det Family Home
- Superbly Presented Throughout
- Fine Kitchen Breakfast Room
- Cloakroom / Utility Room
- Spacious Lounge Diner
- Modern Family Bathroom
- Economical Home To Run
- Splendid Outlook
- EPC Rating: B

Looking to sell? Let us value your property for free!

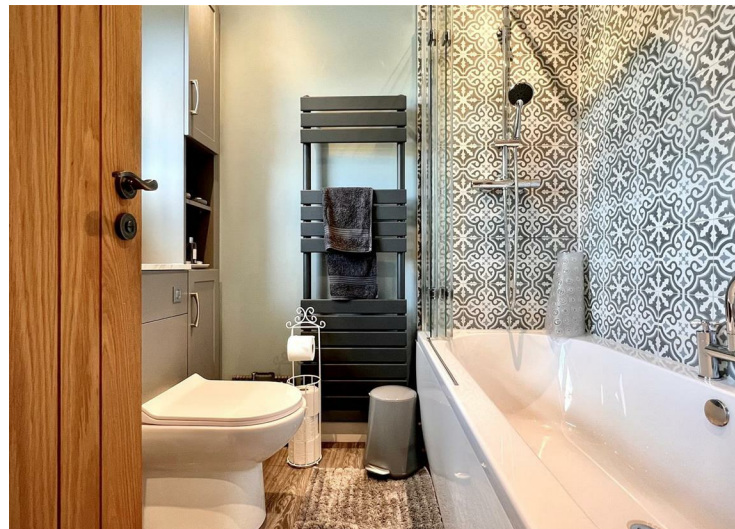
Call 01271 814114

or email braunton@phillipsland.com

Directions

From Barnstaple proceed on the A361 towards Braunton. Proceed passing the Murco garage at Chivenor Cross and continue ahead until you enter the hamlet of Wrafton. Upon passing the sign for Wrafton turn immediately right into Wrafton Road signposted to Heanton Punchardon and take the third turning on your right signposted to Heanton Punchardon, upon entering Heanton Hill follow the road around the corner where upon the entrance to Dunns Close will be found approximately 150 yards on the left hand side.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall
5.74m x 2.13m (18'10 x 7'0)

Lounge Diner
7.90m x 3.33m (25'11 x 10'11)

Kitchen Breakfast Room
5.26m x 3.89m (17'3 x 12'9)

Utility Cloakroom
2.24m x 2.03m (7'4 x 6'8)

First Floor

Landing

Bedroom 1
3.63m x 3.33m (11'11 x 10'11)

Bedroom 2
3.66m x 3.33m (12'0 x 10'11)

Bedroom 3
3.23m narrows to 2.31m x 2.11m (10'7 narrows to 7'7 x 6'11)

Bathroom
2.11m x 1.83m (6'11 x 6'0)

Stylishly Presented Family Home

Fine Kitchen Breakfast Rm

Pleasant Outlook

EPC: B

Outside

The property is accessed via a garden gate and pathway leading to the side of the house to the entrance door. Directly to the front there is a level garden laid to lawn with flower borders containing many mature plants and shrubs. A raised composite decking patio is situated to one corner and has access back into the property via French patio doors. The rear garden enjoys a most pleasant outlook overlooking a crop field, and is partially laid to lawn along with stone chippings with easy maintenance in mind. The garden is fully enclosed therefore, child and pet friendly, and useful timber store shed to one corner. Furthermore, there is an exterior shower attachment therefore, considered ideal for those with dogs after muddy walks.

Wrafton is a large Hamlet and is conveniently positioned to the outer periphery of Braunton village. Braunton is considered to be one of the largest villages in the country and caters well for its inhabitants with an excellent range of primary and secondary schools, churches, public houses, restaurants, coffee houses, Tesco superstore, Cawthorne's store and a good number of independent shops and stores.

The sandy beaches of Croyde and Saunton are approximately 6 miles to the West and Saunton offers the renowned golf club with its two championship courses. The ancient borough of Barnstaple and the regional centre of North Devon is approximately 5 miles to the east and here a wider range of amenities are available. These include covered shopping at Green Lanes and out of town shopping at Roundswell. There are leisure facilities including the new North Devon Leisure Centre, Scott's cinema, Tarka Tennis Centre and the Queens Theatre. There is access onto the North Devon Link Road which provides convenient route to the M5 motorway at junction 27 Tiverton Parkway with direct links to London Paddington.



Overview

Phillips Smith & Dunn are delighted to offer to the market this superbly presented 3 bedroom semi detached family home situated within a tucked away cul de sac position. The property has been the subject of tremendous improvement and modernisation over the years to include a fine kitchen breakfast room extension to the rear elevation finished with attractive duck egg blue Cedral cladding. This superb addition is sure to appeal to all and offers that real 'wow factor'.

This deceptively spacious property is extremely well presented throughout with tasteful colour schemes along with Suffolk oak doors maintaining uniformity. The property is fully double glazed, and has the benefit of a newly fitted gas boiler, along with a wood burner with back boiler linked to the central heating system, furthermore, there are solar PV panels therefore, this is considered an extremely economical and easy to run home. The EPC grading represents this with an excellent energy rating of 'B'.

Briefly the internal accommodation comprises, entrance door to the side of the property welcomes you into the entrance hall with staircase rising to the first floor. There is a most useful cloaks/utility room with fitted storage cupboards, W/C, and wash basin. The stylish contemporary kitchen breakfast room is a most impressive addition to the property, with cappuccino matt finish units complimented with slim profile working surfaces that provide a sleek and ultra modern finish. A large central island stands to the centre of the room and doubles up as breakfast bar, this splendid room is a great space for entertaining and is the heart of the home. There is a seating area to one corner that overlooks the rear garden and beyond and has direct access into the garden. The 25' lounge diner is a spacious room with a woodburning stove with back boiler and stands at one end of the room and provides a fine focal point. French doors lead directly out into the front garden and onto a large expanse of decking patio. To the first floor there is a good size landing with feature window that overlooks the neighbouring crop field. There are 3 bedrooms two of which are generous double bedrooms and overlook the front garden and beyond. bedrooms 1 & 3 have fitted wardrobes. The family bathroom has also been extremely well fitted and comprises of a modern white suite with double ended bath, centre fill taps, back to wall WC, along with inset wash basin into a vanity unit. There are also stylish Moroccan wall tiles in keeping with the cloakroom and kitchen breakfast room.

AGENTS NOTE: Due to a Restricted Covenant, the property can not be let for approximately 5 years. Please ask for more information if required.

Services

All mains connected.

Council Tax band

Currently banded as an A

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

